

WILLIAMSBURG PLANNING COMMISSION MINUTES

Wednesday, July 18, 2007

The regular monthly meeting of the Williamsburg Planning Commission was held on Wednesday, July 18, 2007, at 3:30 p.m. in the Council Chambers at the Stryker Building, 412 North Boundary Street.

CALL TO ORDER and ATTENDANCE

Chairman Pons called the meeting to order. Present in addition to Mr. Pons were Commissioners Kafes, Joseph, and McBeth. Commissioner Driscoll arrived late and Mr. Hertzler was absent. Staff members present were Deputy Planning Director Murphy, Zoning Administrator Rhodes, City Attorney Phillips and Secretary Scott.

MINUTES

Mr. Kafes moved that the minutes of the May 16 regular meeting be approved as submitted. Mr. Joseph seconded the motion which carried by roll call vote of 4-0.

Recorded vote on the motion:

Aye: Pons, Kafes, McBeth, Joseph

Nay: None

Absent: Driscoll, Hertzler

CONSENT AGENDA

There were no cases on the Consent Agenda this month.

PUBLIC HEARINGS

PCR #07-020: Amendment of the Zoning Ordinance by the addition of Article XII. Floodplain Regulations. These regulations comply with the requirements of the National Flood Insurance Program, and are necessary in order for property owners in the City to be eligible for the National Flood Insurance Program. The Commission recommended approval of the amendment by a vote of 5-0.

[Mr. Driscoll arrived.]

Deputy Planning Director Murphy reviewed the proposed amendment to the Floodplain Regulations stating that the amendment is necessary to meet the requirements of the National Flood Insurance Program. The National Flood Insurance Program enables property owners in participating communities to purchase insurance protection against losses from flooding, and if the City does not adopt regulations, City residents will not have the opportunity to purchase flood insurance. Mrs. Murphy said the City has been notified by the Federal Emergency Management Agency (FEMA) that the City's Chesapeake Bay regulations will no longer meet the requirement and floodplain regulations must be adopted by September 28, 2007 to be in compliance with the federal requirement. Further, if we don't participate in the program, we will not be

eligible for any federal funds for any future natural disasters, be they flood related or not.

In response to Mr. Kafes' question about the language used in the proposed amendment, Mrs. Murphy said FEMA provided a draft amendment which was incorporated after state DCR review and approval.

Chairman Pons opened the Public Hearing.

Vic Smith, 646 Counselors Way, said he appreciates the fact that the City is working on water mitigation, but is concerned with the small area that will be impacted. He said there are other areas covered under the flood insurance, areas where there are floods, but floods not due to rising tides. It would be wise to consider broadening the concept of what "flood" means to more than areas just 7½ or 8½ feet above being "waterside" of College Creek. He suggested we can do better than this, if this is the definition of "floodplain." Mr. Smith concluded his comments by asking that consideration be given to a broadened definition of floodplain because it's important in the way we look at the buildability of a property.

There being no other comment the public hearing was closed.

Mrs. McBeth noted the need for the change in this regulation allows a narrow focus and does not offer the opportunity for augmentation at this time. Mrs. Murphy noted that the Chesapeake Bay requirements are still in effect and are more restrictive than the floodplain regulations.

Mr. Kafes moved the Planning Commission recommend that Article XII, Floodplain Regulations be approved as presented.

Mrs. McBeth seconded the motion which carried by roll call vote of 5-0.

Recorded vote on the motion:

Aye: Pons, Kafes, McBeth, Joseph, Driscoll

Nay: None

Absent: Hertzler

OPEN FORUM

Chairman Pons opened the Open Forum portion of the meeting encouraging comments from the audience on any topic.

There being no comment from the audience the Open Forum portion of the meeting was closed.

SITE PLANS AND SUBDIVISIONS -- None

OLD BUSINESS -- None

NEW BUSINESS -- None

OTHER

INFORMATION ITEMS

Report from City Council
Planning Department Monthly Report
Monthly Financial Statement

There being no further business the meeting adjourned at 3:40 p.m.

Douglas Pons, Chairman
Williamsburg Planning Commission

PUBLIC HEARINGS SCHEDULED FOR AUGUST 15 , 2007

PCR #07-024: Amendment of the Zoning Ordinance, Article VI. Signs, by making the following revisions: (1) adoption of a new sign districts map, incorporating changes previously made to the Zoning Districts map [Sec. 21-737]; (2) updating regulations for freestanding and monument signs for single businesses on single lots and shopping centers [Sec. 21-747(1)a. and c.]; (3) updating regulations for freestanding, building and monument sign area for multiplex cinemas in the corridor sign district [Sec. 21-747(1)c.2.]; (4) adding provisions for pole-mounted banner signs for shopping centers in the corridor sign district [Sec. 21-747(1)c.9. and 21-749(a)(10)].

Next Work Session

Work Session on Wednesday, July 25 at 4:00 p.m. at the Municipal Building, 401 Lafayette Street. The topic will be Comprehensive Plan Implementation – Site Plan and Landscape Requirements.